

**United States Environmental Protection Agency
Region V
POLLUTION REPORT**

EPA Region 5 Records Ctr.



304012

Date: Wednesday, July 09, 2008

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Subject: Peoples Gas Hough Place Station Site
2500 South Corbett Street, Chicago, IL
Latitude: 41.8469
Longitude: -87.6503

POLREP No.:	19	Site #:	B5HH
Reporting Period:	6/14/08 to 6/27/08	D.O. #:	Not Applicable
Start Date:	6/18/2007	Response Authority:	CERCLA
Mob Date:	6/18/2007	Response Type:	Time-Critical
Completion Date:		NPL Status:	Non NPL
CERCLIS ID #:	ILN000510190	Incident Category:	Removal Action
RCRIS ID #:		Contract #	EP-S5-06-04

Site Description

The Hough Place Station Site (Site) is located at 2500 South Corbett Street, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.5 acres and is bordered to the north by the South Branch of the Chicago River, to the east by a paper storage and distribution facility, to the south by railroad property, and to the west by vacant property. The vacant property to the west and the Site are currently owned by Crowley's Yacht Yard, which previously operated a sailboat storage, sales, and repair facility at the Site.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1886 to 1934. The Site was built in 1885 by the Equitable Gas Light and Fuel Company and in 1892 began producing □Pintsch gas, □ a relatively high quality gas produced by an oil gas process, for the Pintsch Compressing Company. Production of Pintsch gas occurred until about the early 1920s. In 1897 Peoples Gas acquired the facility and dismantled the station in 1934. Portions of the property were subsequently leased to other companies who used the property for storage of building materials and the production of asphalt, concrete, and other paving materials until approximately 1950. In 1953, Chicago Title and Trust Company took possession of the property as trustee. From approximately

1953 to 1978, the J.M. Corbett Company operated an asphalt mixing plant on the property. In 1978, Crowley's Yacht Yard bought the property.

From 2000 to November 2006, several investigations were conducted by Peoples Gas at the Site. These investigations included the excavation of test pits, the installation of shallow monitoring wells, the collection of soil borings, the collection of soil and groundwater samples, a geotechnical investigation, and borings into river sediments. Test pits revealed staining and odors, and black asphalt tar at 2 feet below ground surface (bgs). Benzene, toluene, ethylbenzene, and xylene (BTEX); polynuclear aromatic hydrocarbons (PAH); metals, and cyanide were detected in several surface and subsurface soil samples. BTEX, PAHs, and metals were also detected in groundwater samples collected at the Site. Soil borings indicated tar at levels below the water level in the filled-in boat slip. The river investigation revealed sheens, odors, tar coated/stained material, and traces of tar in some of the sediment borings.

Remediation activities by Peoples Gas began in November 2006 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Peoples Gas is the potentially responsible party (PRP) for the site. Peoples Gas contracted Burns & McDonnell Engineering Company, Inc. (BMcD) to remediate the Site, along with their subcontractors.

Remediation consists of excavation and disposal of contaminated soils. Excavation depths range from approximately 3 feet to 24 feet bgs. Other site activities conducted by the PRP include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water treatment, sampling, and discharge.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in excavation cells CF01 to CF58 (see BMcD map of excavation areas under [documents](#) on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007, prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing, all located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member covers oversight of these three sites, splitting time between each of the three sites. Both Hough Place and Pitney Court remediations are expected to be completed by the middle of 2008, while the 22nd Street Station Site remediation is expected to be completed by March 2009.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites.

As part of the removal activities, START collects or observes the collection of soil confirmation samples to confirm that the PRP cleanup objectives are being met. Site contaminants of concern are:

- ☐ BTEX;
- ☐ PAHs;
- ☐ Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium.

Cleanup objectives for the Hough Place Station Site are as follows:

1. Remove all source material.
2. For the 0 to 3.5 foot depth interval, remove all soil that exceeds IEPA TACO Tier 1 residential standards for soil ingestion and install a 3 foot engineered barrier.
3. For the 0 to 10 foot depth interval, remove all soil that exceeds IEPA TACO Tier 1 residential standards for soil inhalation and where necessary, install a 10 foot engineered barrier to prevent exposure via inhalation.
4. Invoke a construction worker notice and the City of Chicago Ordinance prohibiting installation of potable wells on the Site to eliminate the construction worker and groundwater exposure pathways.

In August 2007, Metropolitan Water Reclamation District of Greater Chicago (MWRD) finalized the discharge permit that authorizes treatment and discharge of treated Site water to an onsite MWRD sanitary sewer. START collects or observes the collection of treatment water samples to confirm that the MWRD objectives are being met. Samples are being collected to identify the potential presence of the following site contaminants of concern:

- ☐ Target Compound List (TCL) VOC;
- ☐ PAH; and
- ☐ Target Analyte List (TAL) Metals.

Treated water objectives for the Site are established by MWRD in the discharge permit issued for the site.

Current Activities

During the reporting period, the PRP excavated Evans Slip and the Hough Slip south cofferdam. The PRP conducted confirmation soil sampling of excavation cells 126 and 084.

The PRP subcontractor North Star continued installing the earth retention system (cofferdams), C-channels and anchor wall at the river. The water treatment system was serviced.

A summary of the remediation activities performed during the reporting period are as follows:

- ☐ Transported 200 loads to CID Landfill in Calumet City, Illinois; trucks decontaminated prior to leaving site.
- ☐ Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air

samples and air monitoring is conducted around the perimeter). On June 17 - 19, 2008, elevated dust in air levels were detected: dust control measures were taken or the re-sample was below action levels.

- ☐ Performed health and safety air monitoring during site activities.
- ☐ Performed street sweeping activities in front of the Site and along Senour Street.
- ☐ Performed daily de-watering activities in excavation areas. Performed water treatment and discharged 419,470 gallons of treated water to the MWRD system.
- ☐ Transported 31 loads of impacted water to the Ortek facility in McCook, Illinois
- ☐ Collected confirmation soil samples and MWRD water sample.
- ☐ Backfilled completed excavation cells.

On June 16, 2008, BMcD collected one soil sample each from the floor and south wall of excavation cell 126 (Hough Slip at the river) and the south wall of cell 084 (Corbett Street). The samples were analyzed for BTEX and PAH. BMcD also analyzed the cell 126 sample for SPLP metals. START has not yet received the sample results.

On June 24, 2008, BMcD collected the monthly MWRD treated water discharge sample. The sample was analyzed for the SDA-002 parameters specified in the MWRD discharge permit. START has not yet received the sample results.

Analytical results for previous sampling events were received and evaluated by START.

On June 10, 2008, BMcD collected two soil samples from the floor of excavation cell 098, located in the Hough Slip north cofferdam. The western portion of Hough Slip is owned by Crowley's and being remediated by the PRP. The eastern portion of Hough Slip is owned by neighboring property owner, Centerpoint, and a limited remediation access agreement is in place. Separate samples were collected for the eastern and western portions. A Centerpoint representative from Carlson Environmental was onsite. The sample results met the remediation objectives as stated in the Remedial Action Plan (RAP).

Analytical results for following sampling events have not yet been received by START:

On June 6, 2008, BMcD collected one soil sample each from the floor and south wall of excavation cell 125 (located along the river west of Hough Slip) and the west wall of cell 092 (located east of Corbett Street).

Planned Removal Actions

Planned removal actions at the Hough Place Station Site are as follows:

- ☐ Excavate soil per the RAP
- ☐ Transport excavated soil to CID Landfill for disposal
- ☐ De-water excavation areas
- ☐ Treat and dispose water onsite to the MWRD system, or dispose offsite at Ortek
- ☐ Backfill completed excavation areas

Next Steps

The next steps to be carried out by the PRP are as follows:

- ☐ Complete excavation of the Hough Slip south coffer dam; including disposal of soil
- ☐ Continue to de-water excavation areas as required
- ☐ Treat water and discharge to MWRD system or dispose offsite
- ☐ Continue dust control activities
- ☐ Continue 24-hour perimeter air monitoring and sampling
- ☐ Continue air monitoring in work zones
- ☐ Continue street sweeping activities
- ☐ Continue to decontaminate trucks prior to trucks leaving site
- ☐ Collect confirmation samples, when completed
- ☐ Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	\$80,000.00	\$62,435.00	\$17,565.00	21.96%
Intramural Costs				
Total Site Costs	\$80,000.00	\$62,435.00	\$17,565.00	21.96%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/HoughPlace